

Belmor Lakes Homeowners' Association

Agenda - Board of Directors' Meeting

Date: 11/9/23

Time: 6:00 p.m.

Place: Sr. Citizens Center in Olive Branch Park

1.1. In attendance: Matt Whitney, Angie Halford, Bonnie Delashamit, Chad Deaton, Kyle Werner

1.2. Absent: Wally Northam

Less than 10 people in attendance due to a bad rain storm occurring at the time.

I. CALL TO ORDER – Matt called the meeting to order.

II. APPROVAL OF MINUTES - Unanimously approved

III. TREASURER'S REPORT – Kyle Werner reviewed current balances in checking account and money market account:

\$120,508 in CHECKING ACCOUNT

\$19,938 in MONEY MARKET ACCOUNT

IV. REPAIRS/IMPROVEMENTS – Carra informed the residents that the hole in the sidewalk at the walking trail had been re-paved. In addition, 6 separate fence panel areas were replaced by First Responders Construction. We will discuss doing more soon and getting other bids.

V. SOCIAL COMMITTEE REPORT – Rachel Epps mentioned that the neighborhood social of seeing Santa and cookie decorating is Dec. 9th at the Epps home. Chad agreed to come as the Grinch.

VI. OTHER ITEMS –

- Bonnie brought up for discussion that we had received language prepared by Atty. Bill Jolly regarding rental properties (see option 2). Bonnie will be putting a survey up with

options below to see what the majority prefer. This is not an actual vote. That will be held at a later date.

Option #1: Effective as of the date of the recording of this instrument, any person or entity that purchases or takes title of a property by any means or method is prohibited from renting or leasing the property, lease purchasing the property, or allowing it to be occupied by tenants in any form or fashion. Any person or entity receiving title to a unit after the effective date must be an Owner occupant or the property must be occupied by family members, relatives, or it may be used as a second home, but no long term or short term rental or lease of any kind is allowed. Notwithstanding the foregoing, in the event that an Owner, due to medical or health reasons, or for any other good cause, desires to lease a Lot or any part thereof, such Owner shall make application to the Board of Directors which may, by a majority vote, grant to such Owner an exception to the prohibition against leasing set forth in this document upon such conditions and under such circumstances as the Board of Directors, in its sole discretion, may deem proper or necessary. The Board shall provide written approval or disapproval to any Owner who makes application. In the event approval is given, any rental/lease agreement must be submitted and approved by the Board prior to the renter/lessee taking possession of the property. This provision shall apply only to any person or entity who obtains title to said property subsequent to the date of this recording.

Option #2: Any individual, trust, or business entity permitted by Mississippi law to hold title to real estate who is an Owner of a Lot at Belmor Lakes, including those who took title prior to the recordation of this Amendment, shall be prohibited from leasing or entering into a lease-purchase or similar contract with regard to that Lot or any portion of that Lot.

Additionally, no person may reside in any Lot without paying any rental or lease payment unless an Owner also occupies such Lot. For purpose of the preceding sentence, it shall not be a violation of this Article if, while an Owner is temporarily absent from the Lot, a person who is not an Owner of that Lot temporarily resides in such Lot. A temporary resident includes people commonly referred to as house sitters or other persons who stay in the Lot while the Owner is absent for the purpose of providing security, caring for an Owner's pets, etc. Temporary residence shall not exceed a total of eight weeks in a calendar year.

Waiver: In the event that an Owner, due to medical or health reasons, or for any other good cause, desires to lease a Lot or any part thereof, or if an Owner wishes to extend any period of Temporary Residence as described in the preceding paragraph for a period longer than eight weeks, then such Owner shall make written application to the Board of Directors. The Board of Directors may grant to such Owner an exception to the prohibition against leasing set forth in this Article upon such conditions and under such circumstances as the Board of Directors, in its sole and absolute discretion, deems necessary.

Temporary Leasing: All Owners, including those who took title prior to the recordation of this Amendment, are prohibited from leasing all or any portion of the Lot for any period of less than thirty (30) days. It is the intent of the paragraph to prohibit transient or short-term rentals under such programs commonly known as "vacation rental by owner" (VRBO), Airbnb, and the like. An Owner may apply for a waiver for good cause as described above.

Enforcement: In the event of any violation of this Article by an Owner, the Association shall be entitled to any remedy available at law or in equity from such Owner including, but not limited to, damages and injunctive relief together with reasonable attorney's fees incurred by the

Association and all costs and expenses of whatever type, kind or nature expended by the Association to enforce any of the provisions of this Article, whether such enforcement is by way of non-judicial or judicial action.

- Brad Richardson resigned from the board
- Kathy Moreillon added a tab on the website to read “Suggestions and Issues”
- Reminder that annual elections of officers will take place at the next meeting.